

088.0

0001

0023.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

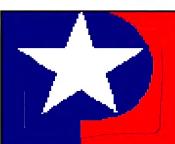
843,100 / 843,100

USE VALUE:

843,100 / 843,100

ASSESSED:

843,100 / 843,100


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
20		VISTA CIR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HEALEY MICHAEL	
Owner 2: AYOTTE JULIE	
Owner 3:	
Street 1: 20 VISTA CIR	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER	
Owner 1: TOKARZ NANCY M -	
Owner 2: -	
Street 1: 20 VISTA CIR	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry:
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .37 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Clapboard Exterior and 1711 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

IN PROCESS APPRAISAL SUMMARY							
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
101	16120.000	242,200		600,900	843,100		
Total Card	0.370	242,200		600,900	843,100	Entered Lot Size	
Total Parcel	0.370	242,200		600,900	843,100	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	492.75	/Parcel: 492.75	Land Unit Type:	

User Acct	55647
GIS Ref	
GIS Ref	
Insp Date	09/19/18
Parcel ID	088.0-0001-0023.0
Date	12/23/2021
Time	12/10/2020
Date	12/18/2019
Time	1/3/2019
Date	12/20/2017
Time	1/3/2017
Date	1/4/2016
Time	12/11/2014
Notes	

PRINT	Date	Time
	12/30/21	05:05:42
LAST REV	Date	Time
	10/01/18	14:07:39
	apro	
		7142
ACTIVITY INFORMATION		
Date	Result	By
9/19/2018	Meas/Inspect	CC
4/27/2009	Meas/Inspect	372
1/19/2000	Mailer Sent	PATRIOT
1/19/2000	Measured	277
8/4/1997		Peter M
Sign:	VERIFICATION OF VISIT NOT DATA	/ / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16120	Sq. Ft.	Site		0	70.	0.53 5		Topo		-5							600,898						600,900	

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	6 - Slab
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C- - Average. (-)
Year Blt:	1951
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X16	A	AV	2004	0.00	T	12	101						

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

RESIDENTIAL GRID				
1st Res Grid	Desc: Line 1	# Units 1		
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS: 5	BRs: 2	Baths: 1	HB: 1

OTHER FEATURES

Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:	1	Rating: Average

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	5	2	

RES BREAKDOWN**DEPRECIATION**

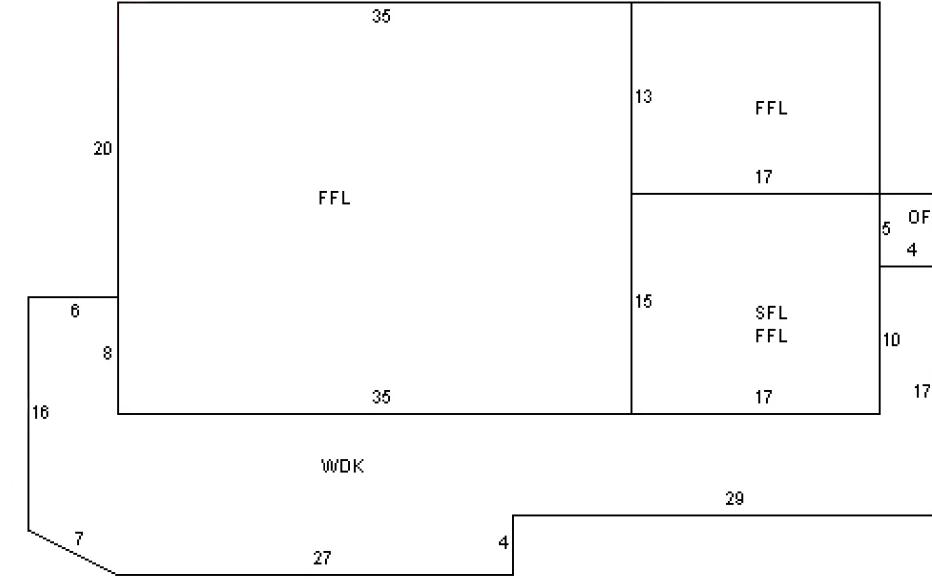
Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	18.6	%

CALC SUMMARY

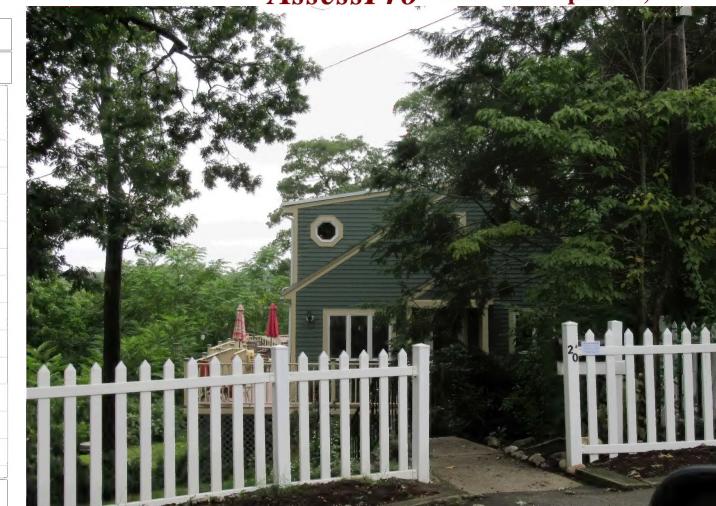
Basic \$ / SQ:	110.00
Size Adj.:	1.26367617
Const Adj.:	0.98980004
Adj \$ / SQ:	137.587
Other Features:	89500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	297542
Depreciation:	55343
Depreciated Total:	242199

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	123.83
Special Features:	0		Val/Su Net:	101.94
Final Total:	242200		Val/Su SzAd:	141.55

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	1,456	137.590	200,326					
WDK	Deck	645	7.470	4,820					
SFL	Second Floor	255	137.590	35,085					
OPF	Open Porch	20	43.550	871					
					Net Sketched Area:	2,376	Total:	241,102	
					Size Ad	1711	Gross Area	2376	FinArea 1711

IMAGE**AssessPro Patriot Properties, Inc**